

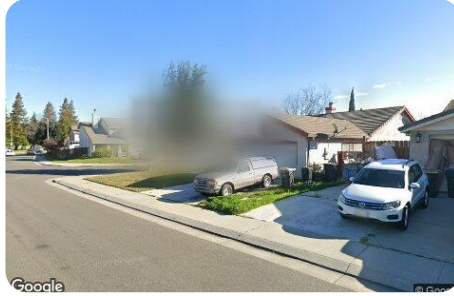
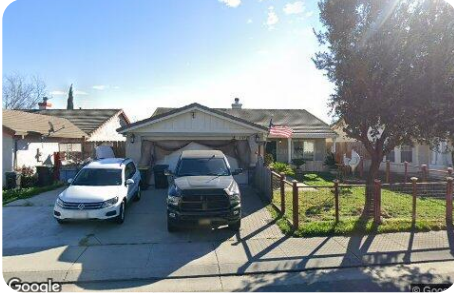
Single Family Residence

**RESIDENTIAL**

# 4724 RIDGE RIVER AVE

STOCKTON, CA 95206

**\$498,464** TopHap Estimate · \$312 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,599 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$498K**

\$457K low

\$540K high

Last Sale

**\$257,000 · Oct 18, 2016**

Est. Owner Equity

**\$168,861**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,331 (2025) |
| Assessed Value    | \$298,262      |
| Previous Assessed | \$298,262      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | San Joaquin             |
| Lot (acres)   | 0.12                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Mixed                   |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Oct 14, 2016 | Resale           | Grant Deed          | \$257,000 | \$161  | \$257K |
| Aug 17, 2016 | Non-arms-length  | Trustees Deed       | \$207,360 | \$130  |        |
| Feb 11, 2015 | Resale           | Grant Deed          | \$220,000 | \$138  | \$209K |
| Feb 11, 2015 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Mar 7, 2014  | Resale           | Grant Deed          | \$193,500 | \$121  | \$209K |
| Nov 29, 2012 | Foreclosure sale | Trustees Deed       | \$345,124 | \$216  |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Great Valley Elementary School | Elementary | KG–8   | 0.3 mi   |
| Weston Ranch High School       | High       | 9–12   | 0.6 mi   |

District: Manteca Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 95206

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>71,461</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|